The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit a sideyard setback of 4 fee

-incted-of-the-tequired-10-feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

larger family required more bedroom space.
 to add another bathroom (presently have only one)
 the sideyard is not used space and is more practical than extending out the back with limited backyard.
 the existing garage would be destroyed and the garage would be an addition to the basement level of the sideyard allowing for storage of my two trailers thereby enhancing the neighborhood

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): James Wallace Paul (Type or Print Name) argaret Irene Paul 7326 Yorktowne Drive 296-3146

> Towson, Maryland 21204 Name, address and phone number of legal owner, con-tract purchaser or representative to be contacted James Wallace Paul

Attorney's Telephone No.: 7326 Yorktowne Dr. 296-3146 ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of February 19.82, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th ---- day of April

___A_M.

Mr. A Mrs. James V. Paul 7326 Texktowne Drave Towson, Maryland 2120h

on APR Associatos, Inc. 7427 Harford Road Baltimore, Maryland 21234

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204 Your Petition has been received and accepted for filing this

Williams Home

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner James W. & Margaret I. Paul

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

Industrial

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, uty Espe brunedla NICEJIAS B. COMMODARI Chairman Zoning Plana Advisory Committee

NBC:mch Enclosures

> co: A P R Associates, Inc. 7427 Harford Road Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER NE/S of Yorktowne Dr., 157'

NE of Stevenson La., 9th District OF BALTIMORE COUNTY

JAMES WALLACE PAUL, et ux, : Case No. 82-229-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmer man Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 474-2188

I HEREBY CERTIFY that on this 24th day of March, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. James Wallace Paul, 7326 Yorktowne Drive, Towson, Maryland 21204, Petitioners.

W Leccum. III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO___Zoning_Commissioner_ Norman E. Gerber, Director FROM Office of Planning and Zoning

Date___Morch_31, 1982___

SUBJECT_Zoning Petition No. 82-229-A

There are no comprehensive planning factors requiring comment on this petition.

> Norman Eleuber per Alfasund Director of Planning and Zoning

NEG:JGH:rmc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

april 20, 1982

RE: Item No. 147

I. Paul

Variance Petition

Petitioner - James W. & Margaret

COUNTY OFFICE BLDG.

Nicholas B. Commodari

Mrs. & Mrs. James W. Paul Chairman 7326 Yorktowne Drive Towson, Maryland 21204 MEMBERS

Dear Mr. & Mrs. Paul:

Bureau of Department of Traffic Engineering State Roads Commission

111 W. Chesapeake Ave. Towson, Maryland 21204

Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

March 23, 1982

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #147 (1981-1982) Property Owner: James W. & Margaret I. Paul N/E3 Yorktown Drive 157' N/W of Stevenson Lane District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Additional fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 147 (1981-1982).

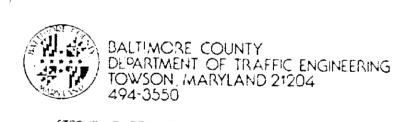
Very truly yours,

Bureau of Public Services

RAM: EAM: FWR: ss

cc: William Munchel

N-NW Key Sheet 32 NE 2 Pos. Sheet NE 8A Topo 70 Tax Map



STEPHEN E. COLLINS DIRECTOR

April 8, 1982

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: ZAC Meeting of February 16, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 143 to 147.

> Sincerely, Michael S. Flanigan

Engineering Associate II

MSF/rlj

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/wealthcauth result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should inch be granted.

day of ______, 19 82 , that the hereix Petition for Variance(s) to permit a side yard setback of seven feet in lieu of the required ten feet, for the expressed purpose of constructing an addition to the existing dwelling to increase the bitable area, is hereby GRANTED, from and after the date of this Order, subject, however, to a revised site plan, reflecting a reduction in the size of the proposed addition to conform with the variance granted herein and showing that the existing garage and parking pad are to be razed and removed, being submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY PUBLIC SCHOOLS

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning

Date February 19, 1982

FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments

Item #137 - Paul G. & Karne A. Riesner

Item #139 - Frederick & Sharon Leavitt

Item #141 - Kenneth W. & Sharon A. Daniels

Item #142 - Edward E. & Louise Smith

Item #144 - L. Glen & Patricia D. Rock

✓ Item #147 - James W. & Margaret I. Paul

Item #148 - Paul J. & Ruth A. Glace

Item #151 - Harry S. & Dorothea S. Cook

Item #152 - Norbert Tuench

Item #153 - Evan E. & Nancy L. Evans

Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

PALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCKE

April 8, 1982

Mr. William Hammond **Toning Commissioner** Office of Planning and Zoning Baltimore County Office Evilding Towson, Maryland 21204

> Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: James W. and Margaret I. Paul

Location: NE/S Yorktown Drive 157' N/W of Stevenson Lane

Item No.: 147 Zoning Agenda: Meeting of February 16, 1982

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of ______feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

EXCSEDS the maximum allowed by the Fire Department.

() 3. The vehicle dead end condition shown at

() 4. The site snall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Edition prior tc occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Part 120 4 121 417/47 Approved Leon 11/1/Commost Special Inspection Division

JK/mb/cm

4/27 82

DESCRIPTION

Beginning at a point on the northeast side of Drive, 157' northwest of Stevenson Lane and known as lot 39 of the plat of Yorketown and recorded among the land records of Baltimore County in Plat Book 12, Folio 50. Also known as 7326 Yorktowne Drive.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building

Dear Mr. Hammond:

Towson, Maryland 21204

Comments on Item #147 Zoning Advisory Committee Meeting, February 16, 1982

March 2, 1982

James W. & Margaret I. Paul Property Owner: NE/S Yorktown Drive 157' N/W of Stevenson Lane Existing Zoning:

District:

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code FYE.

X B. A building/ _____ permit shall be required before beginning construction.

X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is, is not required.

A D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3 O of lot line. A minimum 8" masonry lirewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set a of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 35 and the required construction classification of Table 200 401.

CEB: rrj

These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. I desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 WILLIAM E HAMMOND ZONING COMMISSIONER

April 14, 1982

Mr. & Mrs. James Wallage Paul 7326 Yorktowne Drive Towson, Maryland 21204

> RE: Petition for Variance NE/5 of Yorktowne Dr., 157' NE of Stevenson Lane - 9th Election District James Wallace Paul, et ux -, Petitioner NO. 82-22; A (Item No. 147)

Dear Mr. & Mrs. Paul:

This is to advise you that \$44.55 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to The Zoning Office, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Zoning Commissioner

WEH/mc

No. Acres:

Robert Y. Dubel, Superintendent

Mr. William E. Hammond

Baltimore County Office Building

RE: Item No: 143, 144, 145, 146, 147

1111 West Chesapeake Avenue Towson, Maryland 21204

Property Owner:

Present Zoning: Proposed Zoning:

Location:

Zoning Commissioner

Towson, Maryland - 21204

Z.A.C. Meeting of: February 16, 1982

Date: February 22, 1982

Petition for Variance Northeast side of Yorktowne Dr., 157 ft. Northeast of Stevenson La.

TITION FOR VARIANCE

9th DISTRICT

Zoning Department

LOCATION:

Tuesday, April 27, 1)82 at 9:30 A.M. DATE & TIME:

Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson PUBLIC HEARING: Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of L feet instead of the required 10 feet. The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - Minimum side ard setback in a D.R.5.5 Zone All that parcel of land in the Ninth Listrict of Baltimore County

Being the property of James Wallace Paul, et ux, as shown on plat plan filed with the

Hearing Date: Tuesday, April 27, 1982 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson,

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

James Wallace & Margaret Irene Paul 7326 Yorktown Drive Towson, Maryland 21204

March 19, 1982

NOTICE OF HEARING

RE: Fetition for Variance NE/S Yorktown Dr. 157' N/E of Stevenston Lane Case #82-229 A

TIME: 9:30 A.M.

DATE: Tuesday, April 27, 1982

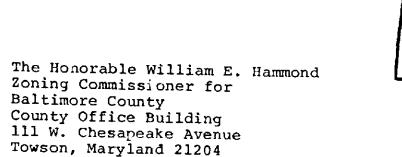
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALITIMORE COUNTY

RICHAPD W. CARRELL Attorney at Law 406 W. Pennsylvania Avenue Towson, Maryland 21204 (301) 296-3330

AND DELIVERED



RE: Case No.: 82-229-A Petition for Variance
James Walk Paul, Fetitioners 7326 Yorktowne Drive

Dear Commissioner Hammond:

Please be advised that I have been retained by J. Edward Gerber, of 7324 Yorktowne Drive, Protestant to the above captioned matter, which is set for hearing on Tuesday, April 27, 1982 at 9:30 A. M.

I am requesting at this time a short postponement (of approximately one week) inasmuch as I am required to be before the Honorable H. Kemp MacDaniel, Court of Special Appeals of Maryland for a Pre-Hearing Conference on April 27, 1982 commencing at 9:00 A. M. and I must appear with a client at an examination under oath to be held at the Law Offices of Niles, Barton & Wilmer on this date at 10:30 A. M.

I do apológize for the delay in this request, however, I have been confined to bed this entire week and I have been unable to request this postponement until this date.

Thank you for your kind cooperation in this matter.

Very truly yours,

ZONING LE

Kichard Of Carreer

Richard W. Carrell WT

RWC:wjt

cc: Mr. James W. Paul, Petitioner

Socks to affer who indicated in ashirotel hi could be gressed by

9:30. Wet 423/82@3:15P.M.

68 KE with (Ethtruser size advised him to Ignore letter side assert. Wet 423/32@3:23P.M.

June 14, 1982

Mr. & Mrs. James Wallace Paul 7326 Yorktowne Drive Towson, Maryland 21264

> RE: Petition for Variance NE/S of Yorktowne Drive, 157' NE of Stevenson Lane - 9th Election District James Wallace Paul, et ux -Petitioners NO. 82-229-A (Item No. 147)

Dear Mi & Mrs. Pauli

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/erl

#Stachments

cc: S. Tric DINenns, Esquire 406 West Pennsylvania Avenue Towson, Maryland 21204

> Mr. Edward Gerber 7324 Yorktowne Drive Towson, Maryland 21204

John W. Hessian, III, Esquire People's Counsel

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERBER DIRECTOR

March 25, 1982

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning B Itimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #147, Zoning Advisory Committee Meeting, February 16, 1982, are as follows:

Property Owner: James W. and Margaret I. Paul Location: NE/S Yorktwon Drive 157' N/W of Stevenson Lane

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John Zermbley

John L. Wimbley Planner III

Current Planning and Development

1 = 20

JLW:rh

Petition for **Que Times** Variance: 9TH DISTRICT ZONING: Petition f Variance LOCATION: Northeast side of Yorktowns Dr., 157 ft. Northeast of Stevenson This is to Certify, That the annexed DATE & TIME: Tues dey, April 27, 1982 at 9:30 A.M PUBLIC HEARING Room 106 County Office Building, 111 W. Chesa peake Ave.ue; Toweon Maryland The Zoning Commis-sioner of Baltimore Counwas inserted in Ole Times, a newspaper printed and published in Baltimore County, once in each ty. by authority of the Zoning Act and Regula-tions of Baltimore County. successive will hold a public hearing: permit a side yard setback of 4 feet instead of the required 10 feet.
The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 -Minimum side yard setback in a D.R. 5.5 Zone All that parcel of land more County

Beginning at a point on the northeast side of York-town Drive, 157 northwest nown as lot 39 of the pla of Yorktowne and recor of Baltimore County in Plat Book 12, Folic 50. BALTIMORE COUNTY, MARYLAND No. 106815 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE MATCH 19, 1982 ment.
Haaring Date: Tuesday April 27, 1982 at 9:30 A.M.
Public Hearing: Room
106, County Office Building, 111 W. Chesapeake
Ave., Towson, Md. 25.00 BY ORDER OF FOR: Filing fee Case #82-229 A 289 6 44 12x 22 25.004

CERTIFICATE OF PUBLICATION PRITITION FOR VARIANCE NA DISTRICT ZONING: Petition for Variance LOCATION: Northeast side of Torktowns Dr., 157 ft. Northeast TOWSON, MD., _______Arril 8______, 19_82_____ FORKIOWINE Dr., 157 ft. Northeast of Stevenson Lane
DATE & TIME: Tuesday, April 27, 1882 at 9:30 A.M.
PUBLIC HEARING: Room 1ud.
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Bal-t'more County, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public hearing. and published in Towson, Baltimore County, Md., once 41 each of _____ successive weeks before the _______ side yard setback of 4 feet instead of the required 10 feet.
The oning Regulation to be excepted as follows:
Bection 1802.8.C.1 — Minimu side yard setback in a D.R. 5.5 2.ne
All that parcel of land in the Yinth District of Balvimore County Beginning at — on to on the northeast side of Yorktowne Drive, 157 northwest of 8i venson Lane and known as Lot 39 of the plat of Yorktowne and recorded among the land records of Baltimore County in Plat Book 12, Fulls 50.

Drive. day of _____, 19_82, the first publication appearing on the _8th ____ day of _____Area Drive.

Deing the property of James Wallia Paul, et ux, as shown on plat plan filed with the Zoning Department Hearing Date: Tuesday, April 27, 1882 at 9:30 A.M. Cost of Advertisement, \$______ 1982 at \$:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Townon, Maryland
By Order Of
WILLIAM F HAMMOND,
Zoning Commissioner
of Baltimors County
April \$.

> BALTIMORE COUNTY, MARYLAND No. 107610 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE_ 4/20/82 01-662 AMOUNT___\$44.55 RECEIVED James W. Paul FOR: Advertising & Posting Case #82-229-A 028*****4455*b #202A VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 7	Date of Posting 4-8-
Posted for:	
Petitioner	
Location of property: MELS of Materials	Da 15211/EN
attorner Think	F
Location of Signs: 2014 Last and	robbine Drive Where
200 mother of Attorner La	ne
Remarks:	
12-100-4	Date of return: 4-16-52
Signature Number of Signs:	

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

0

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this	day of	<u> 17-6</u> , 195₹. #
Filing Fee \$ 73	Received:	Check
		Cash
	1	Other
(147)	1	
	Milian	E 7/
_	William E. Han	emond, Zoning Commissioner
Destate 11		. /

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

NEW NO. CECK 2 STORY 446.06 SYAPE & DOSE MEN ROM REMOVE EXIST DRIVE LINEW CONC. NEW DRIVE -N 25" 5 00" W GO.00" + 437.34 7326 WEST YORKTOWN DRIVE (50' WICE)

